

// A special meeting of the Council of the City of Lynchburg, recessed from its earlier 12:00 Noon meeting, was held on the 29th day of August, 2005, at 4:00 P.M., Eagle Eyrie Conference Center, Carl B. Hutcherson, Jr., President, presiding. The purpose of the meeting was to meet with Sandor Development Company regarding the Midtown Area Plan. The following Members were present:

Present: Dodson, Foster, Gillette, Helgeson, Johnson, Seiffert, Hutcherson

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Absent:

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// Tim Kushner, Sandor Development Company, owner of The Plaza Shopping Center, expressed opposition to the Midtown Area Plan as it related to The Plaza. Mr. Kushner explained that Sandor Development Company, through a limited liability company called Lynchburg Realty, LLC, bought The Plaza in 1996, and that The Plaza is a major stakeholder in the Midtown area. Mr. Kushner went on to say that his company is not looking to sell the shopping center and is working to attract new stores to the shopping center. Mr. Kushner cited three reasons for opposition to the Midtown Plan, i.e., (1) the demographics in the immediate area surrounding The Plaza would not support the type of project proposed in the Midtown Area Plan, (2) any such complete redevelopment of The Plaza would be cost prohibitive, and (3) the Plan would rezone The Plaza to mixed use which would severely affect Lynchburg Realty's ability to fill The Plaza with tenants that target specific demographics surrounding The Plaza. Mr. Kushner also stated that Victor Dover, of Dover Kohl & Partners, failed to respond to his e-mail and telephone inquiries regarding the Plan. In response to questioning, Mr. Kushner stated that Sandor Development Company recently spent money to improve the property by landscaping and parking lot refurbishing and is actively pursuing new tenants to fill the vacancies in the shopping center. Several Council Members commented that the Plan is not just about The Plaza, but covers a much larger area. City Council asked the City Manager to follow up on Mr. Kushner's allegations of unresponsiveness from Mr. Dover.

// The meeting was recessed at 5:05 p.m. to August 30, 8:30 a.m., to continue with City Council's annual retreat and planning session.

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Clerk of Council